



## **NOTICE OF DECISION**

**APPLICANT:** David Avenell  
Polygon Northwest Homes  
11624 SE 5<sup>th</sup> Street, Suite 100  
Bellevue, WA 98005

**PROPERTY OWNER:** Issaquah Highlands Investment, LLC  
C/O Polygon Northwest Company  
11624 SE 5<sup>th</sup> Street, Suite 100  
Bellevue, WA 98005

**PROJECT NAME:** **WESTRDIGE TOWNHOMES - NORTH**

**APPLICATION TYPE:** Site Development Permit

**FILE NO.:** **SDP17-00002**

**APPROVAL DATE:** May 10, 2018

**REQUEST:** Approval of a 111-unit townhome development consisting of 21 buildings, Local Park, P-Patch, and associated street and utility infrastructure.

**LOCATION:** Issaquah Highlands: north of NE Ellis Drive, west of 8<sup>th</sup> Avenue NE, south of NE Federal Drive, and east of NE High Street.

**PARCEL NUMBER:** 272406-9220 & 272406-9224

**ZONING:** UV – Urban Village

**PROJECT PLANNER:** Valerie Porter, Associate Planner  
Development Services Department, (425) 837-3094

I. DECISION

The Urban Village Development Commission reviewed the proposed Site Development Permit for Westridge Townhomes-North, SDP17-00002, during public hearings conducted on April 3, 2018 and May 1, 2018. After reviewing the application, project drawings received on October 20, 2018, the Staff Report and Attachments A-E dated March 23, 2018, Briefing Response Memorandum, dated April 24, 2018, and listening to representatives of the Applicant, city staff, and residents of Issaquah, the Urban Village Development Commission approved the Site Development Permit with Conditions as recommended by staff in the Staff Report and Briefing Response Memorandum. Approval of the land use application is based on the Findings of Fact as outlined in the Staff Report, the Briefing Response Memorandum, the project materials listed above, the Conclusions in Part III below and is subject to the conditions contained in Part VI below.



Karl Leigh, Chair  
Urban Village Development Commission



Date

This Notice of Decision has been executed this 10<sup>th</sup> day of May, 2018 by the Chairman of the Development Commission on behalf of and per the direction of the Urban Village Development Commission.

WHEREAS, even though the Issaquah Highlands Development Agreement was terminated on March 28, 2018 and Replacement Regulations (IMC 18.19B) have been enacted, this application was vested to the now-terminated Development Agreement and was reviewed under those regulations.

WHEREAS, pursuant to Appendix L: Processing of Land Use and Construction Permits of the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, the Urban Village Development Commission held a Public Hearing on April 3, 2018 and May 1, 2018 to consider a Site Development Permit for a multifamily project in the Issaquah Highlands. The proposal is for the development of 111 dwelling units in 21 buildings on a 7.26-acre lot; and,

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard at a Public Hearing on two separate nights; and,

WHEREAS, the Urban Village Development Commission originally received the application on April 3, 2018, received the Briefing Response Memo on May 1, 2018, and has had adequate time to review and reflect upon the Site Development Permit application; and,

WHEREAS, the Urban Village Development Commission is now satisfied that the application has been sufficiently considered, and hereby makes and enters the following:

**II. FINDINGS OF FACT**

1. To be approved, the proposed plat must comply with the requirements of the Issaquah Development Agreement, and that provisions have been made for, but not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds; and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
2. Polygon Northwest submitted a Site Development Permit application on October 20, 2017 to construct 111 dwelling units throughout 21 buildings, trails, and open spaces. The proposal also included streets, utilities, and infrastructure.
3. The proposed project is within the Project Envelope analyzed under the 9<sup>th</sup> Major Amendment to the Issaquah Development Agreement. On July 2017, the City amended the Issaquah Development Agreement approving the applicant to use 100 Transferred Development Rights from Park Pointe to the Issaquah Highlands Westridge Development, which required an amendment to the Issaquah Development Agreement. The newly acquired Transferred Development Rights had not been previously reviewed under the Grand Ridge EIS. As a result, a specific review and analysis of the 100 Transferred Development Rights occurred on February 3, 2017.
4. As called for by Appendix L: Processing of Land Use and Construction Permits, Section 3 of the Development Agreement (Sufficient Application Decision), the application was determined to be sufficient for review on October 30, 2017. Staff have determined the application contains adequate information and detail to review as a Site Development Permit.
5. The property is located in the west portion of Issaquah Highlands. The site is located north of NE Ellis Drive and south of NE Federal Drive. NE High Street is located to the west and 8th Avenue NE to the east.
6. The property is zoned UV (Urban Village) and is designated as Urban Village in the City of Issaquah's Comprehensive Plan.
7. The site is currently cleared, graded but without development or structures.
8. Access to the site will be granted by NE Ellis Drive, NE Federal Drive, and 8th Avenue NE.
9. Pursuant to the Issaquah Highlands (Grand Ridge) Two-party Annexation and Development Agreement, Section 13, the Commission conducts a planning-level review of permits within their purview.

10. Staff have thoroughly reviewed the application and presented their findings verbally and in a Staff Report dated March 23, 2018. This report thoroughly reviews the application in relation to the applicable approval requirements. The report contains sections on Surrounding Uses; Background/History; Public Notice; Basis for Review and Approval; Planning Goals and Commitments; Land Use Development Standards; Quarry Development Standards; Stormwater Management and Ground Water Protection; Critical Areas Development Standards; Water Service; Sewer Service; Street Design Standards; SEPA Compliance; Master Transportation Financing Agreement; Capital Facilities; Processing; Elections and Modifications; Land Use Dimensional Standards; Parking; Landscaping Standards; Signs; Affordable Housing; Urban Design Guidelines; Trails Standards; Parks, Plazas, and Woonerfs; Comprehensive Plan; Public Comment; City Department Review (Fire, Public Works Operations, Police, and Building); and a recommendation of approval, subject to 55 conditions. In addition, the staff report contains numerous attachment, which relate to the review of the project. Staff issued a supplementary Briefing Response Memo based on issues raised throughout the review process, dated April 3, 2018. The Urban Village Development Commission finds these documents, including their attachments, to be a thorough and complete review of the application and hereby incorporates its factual information by reference as a finding.
11. The Urban Village Development Commission held a public hearing on the proposed preliminary plat on April 3, 2018 and it was continued to May 1, 2018. Notice of the hearing was forwarded to the Issaquah Reporter, posted on the City's website, and mailed to property owners within 300 feet; and the site was posted. Notices of application and public hearing were provided consistent with the requirements of Appendix L: Processing of Land Use and Construction Permits of the Issaquah Highlands (Grand Ridge) Two-party Development Agreement.
12. Beyond the information provided in the application, the Staff Report and its attachments, and the Briefing Response Memo and its attachments, significant information was provided by staff and the applicant to the Urban Village Development Commission during the course of the public process to enable it to have a complete and thorough understanding of the project. This includes:
- i. a slide presentation by staff of the existing site and surrounding areas; a presentation by staff of how the project complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement; and
  - ii. a presentation by the applicant explaining the project; and
  - iii. a presentation by Staff and the applicant of their responses to the Commission's and public's comments, concerns, and questions raised at the first part of the Public Hearing.
13. The public was given the opportunity to provide testimony at the public hearings held on April 3, 2018 and May 1, 2018. No members of the public testified at the first or second meeting.
14. One public email was sent, but the issue did not pertain to the subject project.

## SDP17-00002 Westridge Townhomes-North

15. The Public Record was closed on May 1, 2018.
16. The project was determined by the Development Services Department as falling within the "project envelope" of the Issaquah Highlands development evaluated in the 1995 EIS for Grand Ridge.
17. The development standards for land use and density (Appendix B: Land Use Development Standards) as set forth in the Issaquah Highlands (Grand Ridge) Development Agreement were used to evaluate the development proposal. The proposal complies with the applicable approvable criteria.
18. Initially, the Westridge Development could only construct 265 residential units, which was not enough entitlement to complete a small portion of the Westridge Townhomes-South project. The applicant requested that the Issaquah Development Agreement be amended to allow 100 Transferred Development Rights be moved to the Westridge Development. This request would increase the Westridge Development entitlement from 265 to 365. To meet the affordable housing requirement the applicant is required to construct 49 affordable housing units within the Westridge Development. Out of the 49 units, ten affordable housing units are being proposed as part of the project, which will be reviewed in detail with construction permits.
19. The project is in aligned with the parking standards outlined in Appendix O: Parking of the Development Agreement, which were used to evaluate the proposal. As conditioned, the proposal is consistent with those standards. Final design details of road improvements will be reviewed through Site Work Permits.
20. The development standards for urban roads as set forth in Appendix H: Urban Road Design Standards of the Development Agreement were used to evaluate the proposal. As conditioned, the proposal is consistent with those standards. Final design details of road improvements will be reviewed through Site Work Permits.
21. The applicant requested to extend the approved design standards in the Administrative Minor Modification File No AMM16-00001 and AMM 16-00002 to the 8<sup>th</sup> Avenue and two Character Streets. Permanent access to the site is available from the north (Federal Drive), east (8<sup>th</sup> Avenue), and south (Ellis Drive) using new public roads under the Sub-collector 1 standard as approved by the Administrative Minor Modification File No AMM16-00002. The internal roads will meet the Character Street standard as approved by the AMM File No AM16-00001. As noted in the Staff Report, by approving this permit, the extension of the Administrative Minor Modifications to the roads as noted is approved.
22. Transportation mitigation for the entire Issaquah Highlands Urban Village was thoroughly addressed by the Issaquah Highlands (Grand Ridge) Development Agreement through a phasing plan and the adoption of the Master Transportation Financing Agreement.



The traffic generated by this proposal falls within the scope of traffic analyzed by the EIS. Potential traffic impacts from the proposal were further evaluated by a traffic study to ensure the that traffic impacts and improvements in the immediate area of the plat were addressed. The necessary improvements have been incorporated into preliminary plat design.

23. The development standards for stormwater management and groundwater protection as set forth in Appendix D: Stormwater Management and Ground Water Protection of the Development Agreement were used to evaluate the proposal. Appropriate measures for storm water management and groundwater will be provided through off-site improvements constructed by the applicant on adjacent property they own. Furthermore, the City has identified the costs of additional stormwater being added to the City's Issaquah Highlands system and there is a letter agreement identifying those costs and committing the applicant to pay for those costs.
24. The development standards for utilities as set forth in City standards were used to evaluate the proposal. The proposal, with the recommended conditions of approval, complies with the applicable standards. Telephone, cable, electrical and natural gas utilities are adequate and will be underground.
25. The project is in generally consistent with the guidelines outlined in Appendix S: Issaquah Highlands Urban Design Guidelines of the Development Agreement, which were used to evaluate the proposal. As conditioned, the proposal is aligned with those standards. The final design of the project related to urban design will be reviewed through construction permits.
26. The development standards for trails as set forth in Appendix T: Urban Trail Standards of the Development Agreement were used to evaluate the proposal. As conditioned, the proposal is consistent with those standards for a land use permit level of review. Final design details of the trails and associated landscaping will be reviewed through construction permits.
27. The development standards for trails as set forth in Appendix U: Parks, Plazas, and Woonerfs of the Development Agreement were used to evaluate the local park, P-Patch, and pocket parks. As conditioned, the proposal is consistent with those standards for a land use permit level of review. Final design details will be reviewed through the Landscape Permit.
28. The proposal was referred to other City Departments including Fire, Public Works Operations, Police and Engineering for review and comment. Those comments received have been conditioned or incorporated into the Staff Report where applicable.
29. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.

**III. CONCLUSIONS**

1. The Staff Report and Briefing Response Memo are a thorough and complete review of the application, and the Urban Village Development Commission hereby incorporates their conclusions by reference.
2. This proposal was reviewed in accordance with Appendix L: Processing of Land Use and Construction Permits of the Development Agreement. The Urban Village Development Commission is responsible for reviewing and making the decision for Preliminary Plat applications for subdivision of property into more than four lots.
3. An environmental review was conducted for the 100 Transferred Development Rights. The project received a Determination of Non-significance and provided conditions of approval. The project has met all necessary conditions.
4. The proposal complies with the Issaquah Highlands (Grand Ridge) Two-party Development Agreement, including subsequent amendments.
5. The proposed use meets Appendix B: Land Use Development Standards.
6. The application contains adequate information for the Urban Village Development Commission to render this decision.
7. The information provided during the public review process by the staff and the applicant have further assisted the Urban Village Development Commission to fully comprehend the proposal.
8. The public has been given ample opportunity for comment on the proposal. The Urban Village Development Commission has reflected upon public comment and has taken these comments into account in its decision.
9. The proposal conforms with the City of Issaquah Comprehensive Plan, specifically with regard to its Land Use, Housing, Transportation, Economic Vitality Elements. This proposal will help advance the vision for the City as articulated in the Comprehensive Plan.
10. The conceptual storm water plan is consistent with the Development Agreement. The existing system has sufficient capacity.
11. Through application of Development Agreement requirements and the traffic study, traffic from the proposal will be adequately mitigated.
12. Proper notice was given to the public regarding the time, location, and purpose of the public hearing held by the Urban Village Development Commission.
13. The Public had an opportunity to comment at the Urban Village Development Commission Public Hearing on April 3, 2018 and May 1, 2018.

14. In order for the above Conclusions to be supportable, the proposal must be conditioned, as recommended below.

#### **IV. APPEALING THIS DECISION**

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in Appendix L: Processing of Land Use and Construction Permits of the Issaquah Highlands Development Agreement, and shall be heard by the City Council. Appeals may be filed by the applicant, the City Responsible Official, property owners within three hundred feet of the proposed action, or other persons claiming to be directly harmed by the proposed action within 14 calendar days after the Responsible Official issues the decision and mails it to the applicant. A letter of appeal shall include the reason for the appeal and a \$750.00 filing fee. All appeals shall be filed with the Development Services Department by 5:00 PM on May 24, 2018.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above).

#### **V. AFFECTED PROPERTIES**

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300.

#### **VI. MOTION**

I move that the Urban Village Development Commission approves the Site Development Permit for the Westridge Townhomes-North project, File No.: SDP17-00002, as described and evaluated in the Staff Report dated March 23, 2018, the plan set drawings dated October 10, 2018, Briefing Response Memo dated April 24, 2018, and subject to the conditions as identified in the Staff Report, and revised or new conditions in the Briefing Response Memo (No. 8, No. 11, No. 20, No. 39, No. 55).

And, I move that the Urban Village Development Commission direct the Development Services Department to prepare Findings of Fact and Conclusions for review and approval by the Urban Village Development Commission Chairman, affirming the Urban Village Development Commission's decision to approve the Westridge Townhomes-North Site Development Permit, File No. SDP17-00002, subject to the conditions listed in the Staff Report, modified in the Staff Memo, (and as amended this evening).



## VII. CONDITIONS OF APPROVAL

1. Prior to approval of the Site Work Permit and (Temporary) Certificate of Occupancy for any building, pedestrian and vehicular routes that serve buildings or its portion of the site shall have access easements granted to the City allowing the public to use these routes.
2. In the event the project is phased, the Responsible Official has the right to apply additional conditions with Building or Site Work Permits to ensure each phase complies with the Development Agreement, such as but not limited to access, fire circulation, parking, and landscaping requirements including site stabilization. Interim landscape shall discourage invasive plants from sprouting and establishing. Routine maintenance of these areas will look for and remove invasive plants.
3. Unless expressly identified, approval of this Site Development Permit application does not modify any City or Issaquah Highlands Development Agreement standards, which are in conflict with elements of the Site Development Permit plan or application. Modification of the standards or guidelines requires an explicit approval in the Notice of Decision for this application or a separate Modification as allowed under Appendix M: Elections and Modifications of the Development Agreement.
4. Any inconsistencies, conflicts, or incomplete information, other than those addressed directly by this Decision shall be resolved by the Responsible Official, utilizing the Staff Report, and in consultation with the applicant, at the time of the future application (e.g. Building, Site Work, Landscape, Sign Permits).
5. All dry and wet utility vaults, cabinets, switchgear, pull boxes, meters, equipment, and appurtenances are assumed to be shown on the Site Development Permit submittal. Anything not shown on the Site Development Permit submittal (location, relative height, presence above ground) is assumed to be located within the structure. Any revisions or additions to what the Site Development Permit has shown and approved outside of the structure requires a modification to the Site Development Permit, except fire hydrants. Above grade transformers shall be located adjacent to alleys and shall not be located near trails or sidewalks.
6. Per the Fourth Amendment to the Issaquah Highlands Development Agreement, the Master Developer (Port Blakely Communities) shall require builders to build to Built Green 4 Star/Energy Star standard in place at the time of the agreement. This will be reviewed with Building Permit.
7. All buildings must have primary pedestrian access from a sidewalk trail that is accessible to the public. The streets and trails providing access to residential units shall be completed by Temporary Certificate of Occupancy or final inspection.
8. Designated pedestrian paths and trails, which cross vehicular routes, drives, and access routes shall be designed to draw the driver's attention to the possible presence of pedestrians.

## SDP17-00002 Westridge Townhomes-North

This condition would be met, for example, through changes in material (e.g. concrete, pavers together with striping), landscaping to frame the crossing, etc... Emergency vehicle routes shall not use raised crosswalks.

9. Only approved devices may be used to for stormwater; the "Thirsty Duck" device is not approved for use by the City. Stormwater flows must be controlled by an automatic valve that meets City standards and is configured for fail-safe operation. This condition will be enforced during Site Work Permit review.
10. The Point of Connection for this stormwater system shall be the Regional Stormwater Discharge pipe near the Flow Splitter. Prior to the approval of the first Site Work Permit, the applicant must perform a downstream capacity analysis to verify that the piping between the stormwater point of connection and this project has sufficient excess capacity for this proposal. It should be noted that the analysis will include proposed piping that is "off-site" (beyond the limits of this permit) but upstream of the flow splitter (the point of connection). Prior to approval of the first Site Work Permit the applicant must demonstrate that the downstream stormwater system has sufficient excess capacity for this proposal and demonstrate that the piping necessary to support those flows is either in-place and operational or can be constructed in conjunction with the Site Work Permit (including property rights and access for maintenance and operation). This condition will be enforced during Site Work Permit review.
11. (Deleted by the Urban Village Development Commission)
12. Prior to installation of the stormwater vault, the site must undergo a Lot Line Adjustment to locate the vault solely within the tract. The use of the tract must also be revised to a stormwater tract with a recreational easement prior to Building Permit issuance.
13. Any LID facilities or landscape areas must have overflow connections to the stormwater system to prevent downstream breakout and erosion and create a public nuisance. This condition will be enforced during Site Work Permit and/or Building Permit review.
14. All existing water mains within public rights-of-way must remain in-service during construction. Where feasible, locate the Reduced Pressure Zone Valve Assembly inside the building. This condition will be enforced during Site Work Permit review.
15. All water meters will be located within the rights-of-way or in public utility easements. The meter locations must be compatible with the urban design and landscape design requirements. All water meters must be located such that they can be accessed with the City's drive-by meter reading system.
16. During review by City and Eastside Fire and Rescue of Site Work permits, hydrants locations will be reviewed to minimize impacts to on-street parking. Also curb bulbs or similar devices that prevent drivers from parking in front of hydrants shall be used.
17. In order to meet maximum velocity requirements all on-site water mains must be 12-inch minimum size. This condition will be enforced during Site Work Permit review.

**SDP17-00002 Westridge Townhomes-North**

18. Existing easement 20020516000844 shall be terminated in favor of the utilities that will be located in future rights-of-way and if the utilities are abandoned in-place, the applicant, successors, and assigns, shall indemnify the City against any and all future claims.
19. The applicant shall provide curb blubs to improve pedestrian sightlines at crossings and to preclude parking where it is not allowed, such as at hydrants and intersections. Parking must not interfere with the movement of larger vehicles such as fire trucks or school buses. The parking along Ellis Drive between 8<sup>th</sup> Avenue and High Street shall be evaluated at the time of Site Work Permit to determine if on-street parking is appropriate based upon the final intersection configuration and road grade.
20. (Deleted by the Urban Village Development Commission)
21. Agent authority will be required for the construction of 8<sup>th</sup> Avenue. Street improvements on and off-site will be reviewed as part of the Site Work Permit.
22. The Character Streets shall be designed using vertical elements (e.g., planter, bollards, street lights, etc., but not curbs as shown) and changes in the paving material (color and/or texture) to define the pedestrian and vehicle zones. Concrete or other non-asphalt paving materials must be used. A driveway cut must be applied when an alley connects to a Character Street. Where Character Streets intersect with a public road a street cut shall be used. Street designs and cuts will be reviewed at the time of the Site Work Permit.
23. Prior to approval of the Site Work Permits, Character Streets and the extension of 8<sup>th</sup> Avenue must either be located entirely within the boundaries of this land use action or the applicant must furnish an easement or other instrument which allows the roadway to be accepted as unencumbered right of way following roadway completion and acceptance.
24. Alleys shall be designed as Fire Service Alleys with a 12-foot asphalt section and 3-foot concrete strip on each side. Driveway cuts which accommodate emergency vehicle access shall be utilized where the alleys intersect with streets.
25. Except in designated driveways, no parking is allowed in the alleys. "No Parking – Fire Lane" signage shall be installed prior to the issuance of Building Permits to ensure that emergency access is maintained during construction.
26. A barrier must be installed along alleys that abut the proposed Single-Family North (Block 3) development to prevent users from driving off the alley surface onto the adjacent properties. Enough space must be provided for a rear yard fence and landscape buffer between the barrier and alleys. The barrier and yard configuration will be reviewed with the Site Work Permit.

## SDP17-00002 Westridge Townhomes-North

27. Generally, trees will be installed 30-feet on center, paired with the tree across the street. The applicant must coordinate with the ARC and DSD prior to selecting trees. During construction permit review, street trees may only be removed due to conflicts with entry drives, sightlines, hydrants, and fire truck access. Where street trees are planted in tree wells, the tree well must be a minimum of 24-square feet in area.
28. Any tree located within 4-feet of a public street, curb, sidewalk, or similar publicly-owned and maintained paving must have at least 10 lineal feet of root barrier placed adjacent to the pavement.
29. Garages shall be designed, at a minimum, to include space for: two side-by-side parking spaces for standard sized vehicles; bicycle parking; and three waste containers, one for each stream; water heater and furnace if not within the house. This will be reviewed with Building Permits.
30. Consider providing parking spaces for motorcycles, electrical vehicles, and other modes of transportation. If provided, these spaces shall be specifically designated.
31. Residential driveways must be less than 8-feet in depth or more than 18-feet in depth and shall be constructed of a material that creates a visual differentiation between the alley edge and the driveway surface.
32. The quantity, type, and location of ADA compliant parking spaces is not approved by this permit and shall be reviewed during the Building Permit review. The applicant should meet with the Building Official prior to the submittal of any construction permits to confirm the number and distribution of ADA parking stalls.
33. The proposed project currently generates the need for 35 bike parking spaces. The number of required bike parking spaces may be modified based on the final parking count. Some bike racks shall be provided throughout the site in close proximity to areas they serve such as common spaces, trails, and visitors. The bike racks should be positioned to not block sidewalk, walkways, or entrances when full of bicycles. Final bike rack locations must be shown on Site Work or Landscape Permit.
34. The required 5-foot wide landscape buffer shall be provided along the west perimeter of the project that abuts the single-family development. The landscape buffer shall comply with Appendix P: Landscaping Standards, Section 6.3. The landscape design and plant plan will be reviewed in detail with the Landscape Permit.
35. The applicant must construct 10 affordable housing units, which complies with the provisions of the "Development Agreement with Polygon Northwest for the provision of Affordable Housing". The affordable housing agreement shall include a phasing plan on the timing of completion of the Affordable Housing Units, which shall proportionately coincide with the completion of the market townhouse units in Westridge MF North or Parcel D. Prior to submitting for construction permits, the applicant must identify the locations of the affordable housing units and submit a plan to the City for review.



## SDP17-00002 Westridge Townhomes-North

36. The building facades north of Ellis Drive must differentiate from the building facades constructed south of Ellis Drive, and the block proposed south of NE Ellis Drive should be a part of the Townhome South project. This can be achieved through architectural embellishments, color, change in materials, window layouts, etc... The building design will be reviewed jointly by the ARC and DSD with the Building Permit.
37. All building ends that face streets, trails, or pedestrian areas must be designed in a manner to engage the street and should not be treated as the "sides" of the buildings.
38. To accommodate architectural features consistent with the goals and guidelines, buildings with leftover landscape areas between the building ends and the sidewalk or trail shall extend appropriate building elements toward the street.
39. In areas where building extensions are not practical nor feasible in small leftover landscaped areas, elements such as, benches, artwork, swings, mail kiosks, plazas, waste cans, dog pickup stations, wayfinding, or other street furniture should be added to the spaces to promote community interaction, neighborhood identifiers, and causal play. This will be reviewed with the Landscape Permit.
40. All building facades shall be designed with detail and interest. Blank walls shall be avoided, especially at the pedestrian's level; if necessary, articulation or other features will be provided. Appropriate features may include doors, windows, building articulation, and/or other architectural features that create an interesting and varied environment.
41. Street facing garages shall include architectural features such as cantilevered building stories, trellis, or roof extensions to minimize their presence.
42. Garages visible from public spaces such as the proposed P-patch, especially Building 19 garage, shall include architectural features to minimize their presence through techniques which include buildings overhanging the garage, trellises, and garage doors that are visually interesting and complement into the building's architectural character. This will be reviewed with the ARC in detail with the Building Permit.
43. Interesting and attractive features should be provided at each view terminus (e.g. architectural elements, art), vistas should be framed with buildings and landscape, and inappropriate view termini (e.g. garages) will be eliminated. Where the view terminus is off-site, building placement and landscape should focus and reinforce the vista. This will be reviewed during the construction permit phase.
44. Locate the mail kiosk(s) so the high activity functions are gathered in central areas and where pedestrians can safely access their mail. The location(s) should be in proximity to roads for USPS mail carriers and a dedicated parking space shall be provided to facilitate deliveries. The dedicated parking stall may be time restricted so that is available for the USPS during their delivery hours and available to the public during non-delivery hours.



## SDP17-00002 Westridge Townhomes-North

45. This permit does not approve the proposed landscape as it is too conceptual. Additional and detailed review will occur concurrently and jointly by DSD and ARC. Plants should be selected and spaced based upon their mature size and to achieve the Traditional Townscape character. To facilitate review, plants will be shown on landscape plans at 85 percent maturity.
46. Trees shall be appropriately scaled for the location in which they will be located and the mature size of the tree. Appropriate solar exposure for adjacent uses and views along Feature Pedestrian Way shall also be taken into consideration.
47. Porches along the Feature Pedestrian Way trail may encroach up to 3-feet into the adjacent landscape buffer. The remaining 5-foot buffer may have pedestrian lights and rest stops. Any other objects not listed will require an Administrative Minor Modification (AAM).
48. Where residential driveways are in direct view of an adjacent sidewalk, their presence shall be minimized providing a landscaped hedge or wall. If plantings are used to meet this condition, they must be planted so that they achieve the desired obscurity of the driveway at the time of planting. This will be verified during the Landscape Permit review and through a visual inspection by the Development Services Department to ensure that plantings are of a mature size at the time of planting.
49. A complete landscape plan showing landscape for the entire site must be submitted for review. The landscape plan must be designed to the Traditional Townscape Neighborhood Type.
50. A lighting plan shall be submitted for review prior to installation and needs to reinforce Issaquah Highlands' urban design goals. The plan must demonstrate how the light fixtures and illumination levels provide safety and function, minimize night glow, and reduce off-site lamp visibility with pedestrian scale lighting. Cut off fixtures will be used and lighting shall be located in areas where drivers and pedestrians are likely to be. The lighting plan shall comprehensively address building, street, drives, open space, parking lot, trails, and landscape lighting. To facilitate review of the lighting, a photometric calculation, stamped by a professional engineer, showing illumination levels on the pavement shall be submitted with the Site Work Permit for construction of lighting. A point-by-point calculation is required. The illumination calculation shall include all fixtures that contribute light to the site (poles, bollards, building mounted lighting). Low wattage decorative fixtures such as sconces or porch lights can be excluded from the calculation. No up-lighting is allowed. All exterior lighting is subject to the specific approval of the Responsible Official.
51. Design and placement of the above ground facilities, such as buildings, walkways, significant plant materials, etc... shall take priority over the convenient location of utilities, unless this would significantly compromise the function of the utilities. On all subsequent permits, utilities and their necessary easements shall be shown.
52. Pedestals, vaults, meters, and other above grade utilities shall be located away from axial view lines and pedestrian circulation facilities.

**SDP17-00002 Westridge Townhomes-North**

53. Recreational facilities must provide a diversity of passive and active recreation for all ages. These areas must be designed as an integral part of the overall primary open space, while incorporating varied opportunities for children's play for all ages.
54. The neighborhood trail shall be a minimum of 6-feet in width with a 4-foot wide landscape buffer and shall be constructed with concrete.
55. The applicant is proposing to construct 111 residential units. Should the applicant choose to add one unit to the project, increasing the total to 112 units, the addition must meet the intent and character of the overall design (e.g. buildings, road, open space, trail placement). If the unit(s) are added in a manner inconsistent with the Site Development Permit, the amendment will return to the Urban Village Development Commission for review and approval.